



Eltham North

# Suburb Report



Your connection to property insights



JellisCraig

ELTHAM NORTH SUBURB REPORT

Median house price<sup>1</sup>

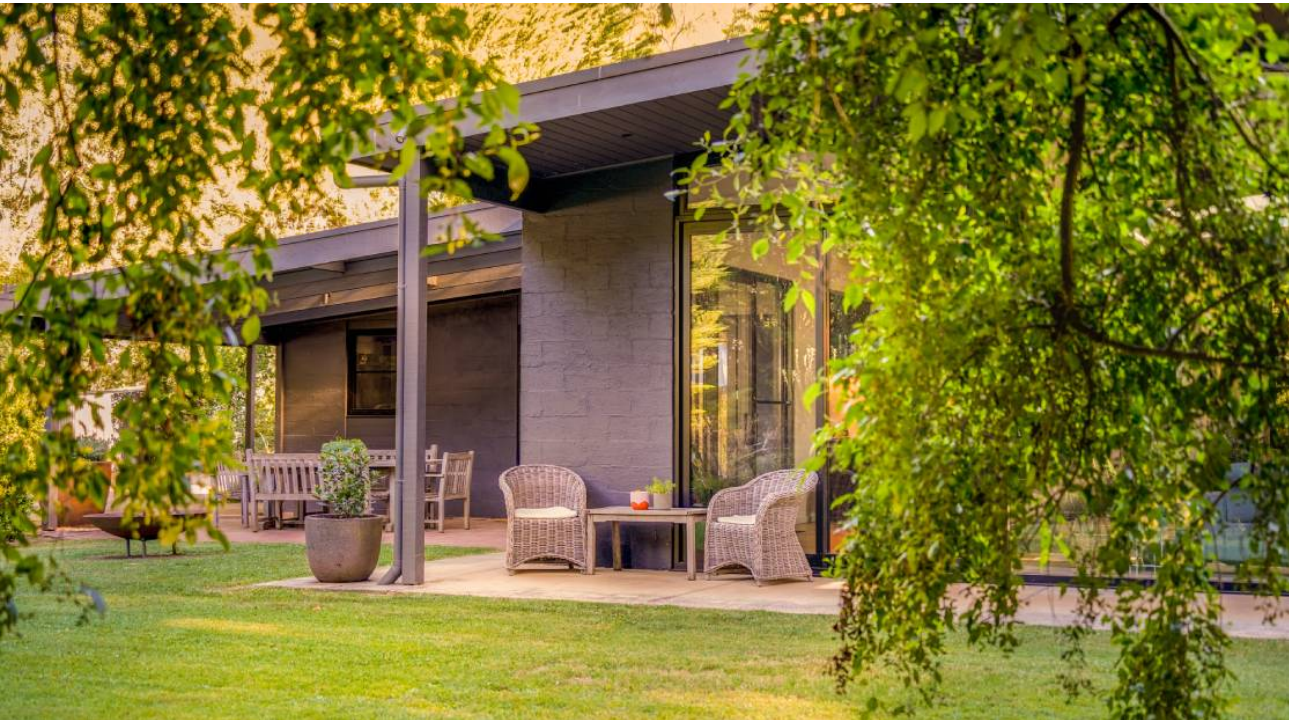
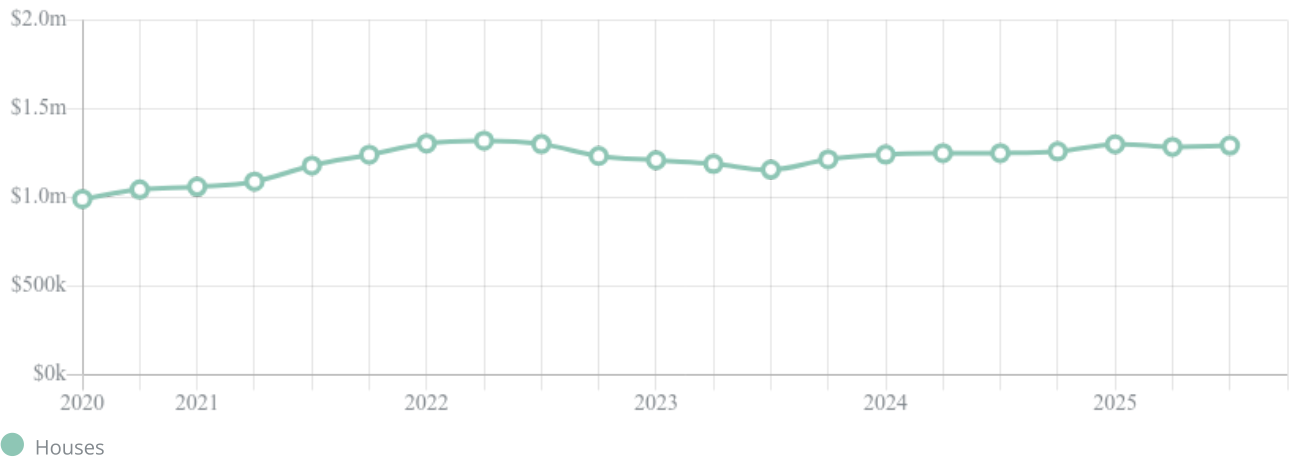
Median

\$1.29m

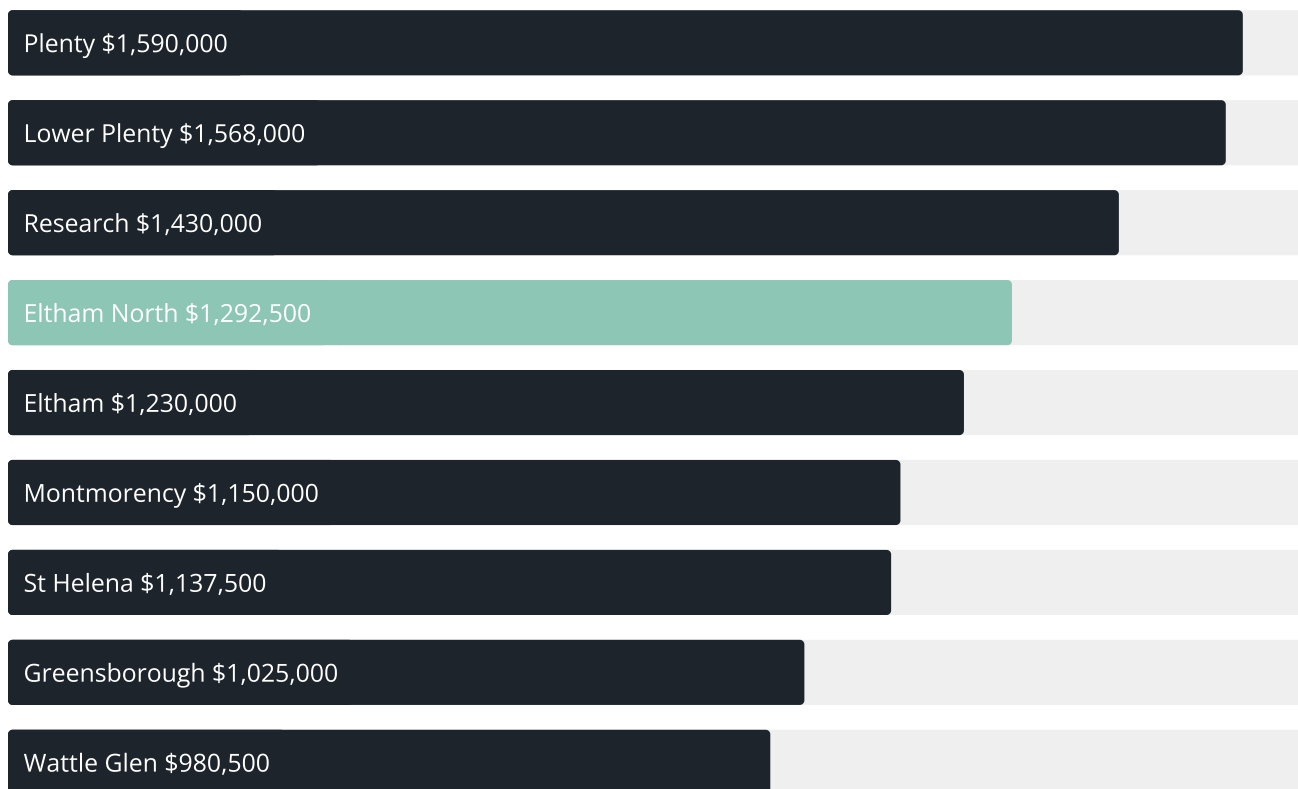
Quarterly price change

0.58% ↑

Quarterly price change<sup>1</sup>



## ELTHAM NORTH SUBURB REPORT

Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 23%  
● Private 77%

Auction clearance rate<sup>3</sup>

60%

Median days on market<sup>3</sup>

25 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

25 groups

Average hold period<sup>1</sup>

12.7 years

Dwelling type<sup>5</sup>

● Houses 98% ● Units 2%

Ownership<sup>5</sup>

● Owned outright 45% ● Mortgaged 50% ● Rented 5%

Population<sup>5</sup>

6,830

Median asking rent<sup>1</sup>

\$780 per week

Population growth<sup>5</sup>

0.37%

Rental yield<sup>1</sup>

2.96%

Median age<sup>5</sup>

42 years











Median household size<sup>5</sup>

3 people

## ELTHAM NORTH SUBURB REPORT







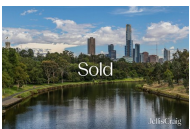



### Recent Eltham North sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisecraig.com.au/suburb-reports](https://jellisecraig.com.au/suburb-reports)











Address	Bedrooms	Type	Price	Sold
 218 Progress Rd Eltham North	4	House	\$1,218,888	01 Jan 2026
 25 Arcadia Way Eltham North	4	House	\$1,137,000	17 Dec 2025
 5 Monterey Cl Eltham North	3	Flat/Unit/Apartment	\$225,000	16 Dec 2025
 1 Brushtail Cl Eltham North	2	House	\$795,000	04 Dec 2025
 1/8 Weidlich Rd Eltham North	3	Unit	\$780,000	27 Nov 2025
 31 Weidlich Rd Eltham North	4	House	\$1,185,000	27 Nov 2025
 115 Glen Park Rd Eltham North	5	House	\$1,765,000	24 Nov 2025
 10 Sarah Ct Eltham North	4	House	\$1,391,000	24 Nov 2025
 4 Darwinia Rise Eltham North	4	House	\$1,560,000	18 Nov 2025
 3 Lenkunya Ct Eltham North	4	House	\$1,511,000	11 Nov 2025



## ELTHAM NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Arcadia Way Eltham North	3	House	\$1,170,000	07 Nov 2025
 1 Arcadia Way Eltham North	3	House	\$1,030,000	07 Nov 2025
 45 Manning Rd Eltham North	4	House	\$1,720,000	30 Oct 2025
 22 Orchard Av Eltham North	4	House	\$1,425,000	29 Oct 2025
 1 Orion Ct Eltham North	3	House	\$893,000	25 Oct 2025
 1 Angus Ct Eltham North	3	House	\$1,080,000	16 Oct 2025
 169 Progress Rd Eltham North	4	House	\$1,062,000	16 Oct 2025
 2/183 Ryans Rd Eltham North	3	House	\$881,000	11 Oct 2025
 51 Parry Rd Eltham North	3	House	\$950,000	06 Oct 2025
 12 Wakefield Cl Eltham North	4	House	\$1,098,000	06 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 64 Scenic Cr Eltham North	3	House	\$1,207,000	30 Sep 2025
 4 Castle Ct Eltham North	4	House	\$1,055,000	30 Sep 2025
 38 Liddesdale Gr Eltham North	5	House	\$2,000,700	30 Sep 2025
 64 Parry Rd Eltham North	3	House	\$1,200,000	30 Sep 2025
 66 Ramptons Rd Eltham North	4	House	\$1,317,500	25 Sep 2025
 8 Orchard Av Eltham North	4	House	\$985,000	20 Sep 2025
 7 Allison Cr Eltham North	4	House	\$1,650,000	12 Sep 2025
 85 Weidlich Rd Eltham North	3	House	\$1,090,000	10 Sep 2025
 30 Arcadia Way Eltham North	4	House	\$1,200,000	06 Sep 2025
 41 Glen Park Rd Eltham North	3	House	\$1,080,000	03 Sep 2025



**Jellis Craig Eltham**  
1022 Main Road, Eltham  
03 9431 1222

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 08/01/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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